

DESCRIPTION OF A LINE OF AGREEMENT BETWEEN THE LANDS OF
LAWRENCE CALLAHAN AND FRANKLIN M. WHARTON, CENTREVILLE,
QUEEN ANNES COUNTY, MD.

Beginning for the same at a concrete monument at the northwest corner of the lands of Lawrence Callahan and the northeast corner of Parcel 2 of the lands of Franklin M. Wharton, said point being N 61 15 50 W - 281.87' from a concrete monument marking the northeast corner of the Callahan lands and the southeast corner of the lands of S. Alexander Tubman; and running, thence, by and with the line of agreement between the lands of Callahan and Wharton the ~~five~~ following courses and distances: (1) S 21 53 30 W - 103.39' to an iron pipe at the northeast end of an existing split cypress fence, (2) by and with the southeast side of said fence S 22 12 40 W - 117.49' to a point on the northeast side of a new brick gate post, (3) S 20 31 20 W - 68.98' to an iron pipe in the center of a gate, (4) S 16 53 W - 18.90' to an iron pipe on the northeast side of a concrete walk, and (5) S 16 53 W - 4.19' to the back of the curb and the right-of-way line on the northeast side of Little Kidwell.

November 21, 1975.

William R. Nuttle.

DESCRIPTION OF A PARCEL OF LAND TO BE CONVEYED FROM LAW-
RENCE CALLAHAN TO FRANKLIN M. WHARTON

Beginning for the same at a point on the northeast side of a new brick gate post, said point being the end of the second course (S 22 12 40 W - 117.49') of the newly established line of agreement between Franklin M. Wharton and Lawrence Callahan; and running, thence, by and with the northeast, southeast, and southwest sides of said post S 68 53 E - 0.40', S 21 07 W - 1.33', and N 68 53 W - 0.38' to the third line of said line of agreement; thence, by and with said third line reversed N 20 31 20 E 1.33' to the place of beginning. Containing in all 0.5 square feet of land, more or less.

November 21, 1975.

William R. Nuttle.

DESCRIPTION OF AN EASEMENT OVER THE LANDS OF FRANKLIN M.
WHARTON

Beginning for the same at a point on the southwest side of a brick gate post, said point being the southwest corner of the small parcel conveyed or to be conveyed from Lawrence Callahan to Franklin M. Wharton, and said point being S 20 31 20 W - 1.33' from the beginning of the third line (S 20 31 20 W - 68.98') of the line of agreement established between the lands of Callahan and Wharton; and running, thence, by and with said third, fourth, and fifth lines of said line of agreement S 20 31 20 W - 67.65' to an iron pipe, S 16 53 W - 18.90' to an iron pipe, and S 16 53 W - 4.19' to the back of the curb and the right-of-way line on the northeast side of Little Kidwell; thence, by and with the back of the curb N 60 30 30 W - 3.78'; thence, still by and with the right-of-way of Little Kidwell but leaving the curb line N 22 01 40 E - 5.57' and N 56 15 40 W - 3.45' to a point on the extension of the southeast side of a split cypress fence; thence, to and by and with the southeast side of said fence N 16 53 30 E - 84.04' to a point on the southwest side of a second brick gate post; thence, S 68 53 E - 10.81' to the place of beginning. Containing in all 714 square feet of land, more or less.

November 21, 1975.

William R. Nuttle.

DESCRIPTION OF AN EASEMENT OVER THE LANDS OF LAWRENCE
CALLAHAN

Beginning for the same at a point on the back of the curb on the northeast side of ~~Little~~ Kidwell, said point being the southwest end of the newly established line of agreement between Lawrence Callahan and Franklin M. Wharton; and running, thence, by and with said line of agreement N 16 53 E - 4.19' to an iron pipe, N 16 53 E - 18.90' to an iron pipe, and N 20 31 20 E - 67.65' to a point on the southwest side of a brick gate post, said point being the southwest corner of a small parcel of land conveyed or to be conveyed from Lawrence Callahan to Franklin M. Wharton; thence, S 15 47 30 W - 91.98', passing through the center of a post on the southeast side of a gate, to the back of the curb on the northeast side of Little Kidwell; thence, by and with the northeast side of said street N 60 30 30 W - 6.20' to the place of beginning. Containing in all 326 square feet of land, more or less.

November 21, 1975.

William R. Nuttle.

CWC 143/146 Rosa Bell Hawkins To Callahan

Parcel 1 - Begin end of 2nd line (Pinda to Hawkins - Oct. 22, 1943)

w/ 3rd line S 28°W - 111' 27" ? to end of 3rd line

w/ 4th line N 62°W - 60'

N 28°E - 111' 27" to intersect 2nd line

w/ 2nd line S 62°E - 60' to begin

Parcel 2 - "Chas. Edward Frazier property"

bounded S by Louise Kenton which separates this property from
Kidwell

" W by Harry Butler

N by other lands of Frazier

E by Mt. Sinai Church

TSP 6/263 Frezier to Hawkins

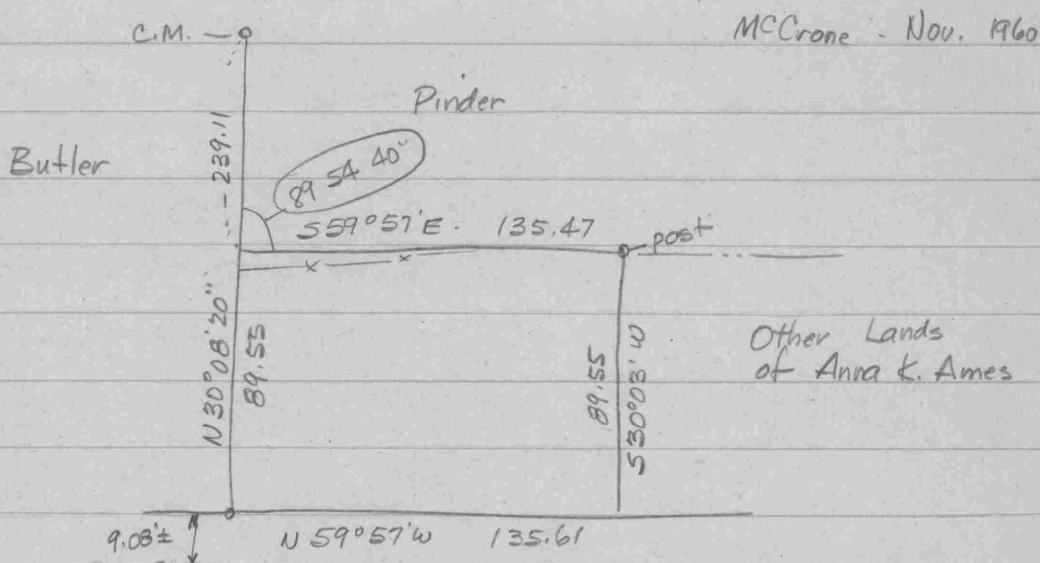
Begin at cor of Butler and Louis Kenton
of Butler N 28° E - 57' 5 1/2"
of new line S 62° E - 120'

S 28° W - 57' 5 1/2" to Kenton

of same N 62° W - 120' to begin - Being all of Charles E. Frezier
James E. "NBW 2/240"

Mt. Sinai Church TSP 70/181

see TSP 64/250



See Deed of Partition Chas. H. Kenton, Jr. - ASG 2/393

Parcel 2 - lot in Little Kidwell - 1 Acre 3 Rods 26 P.

see WHC 10/322, S & E WHC 3A/364

Begin stone on div line with McKenney at end of
1st line of P.B. Hopper

S 28° W - 19.3 318.45

S 62° E - 15.76 260.04

N 28° E - 19.4 320.10

N 62° W - 15.76 ^{260.04} to begin

Adjoining McKenney, John
Watson, P.B. Hopper and
others, fronting on
"Holton Lane"

WHC 3A/364 - Kenton to Pinder

Begin at pt 90' in NE dir. from outside curb of
Back Kidwell at pt where land adjoins Chas. Kenton and
Gern. Horney

S 62° E - 15.76 ⁷⁶ ± 260.04

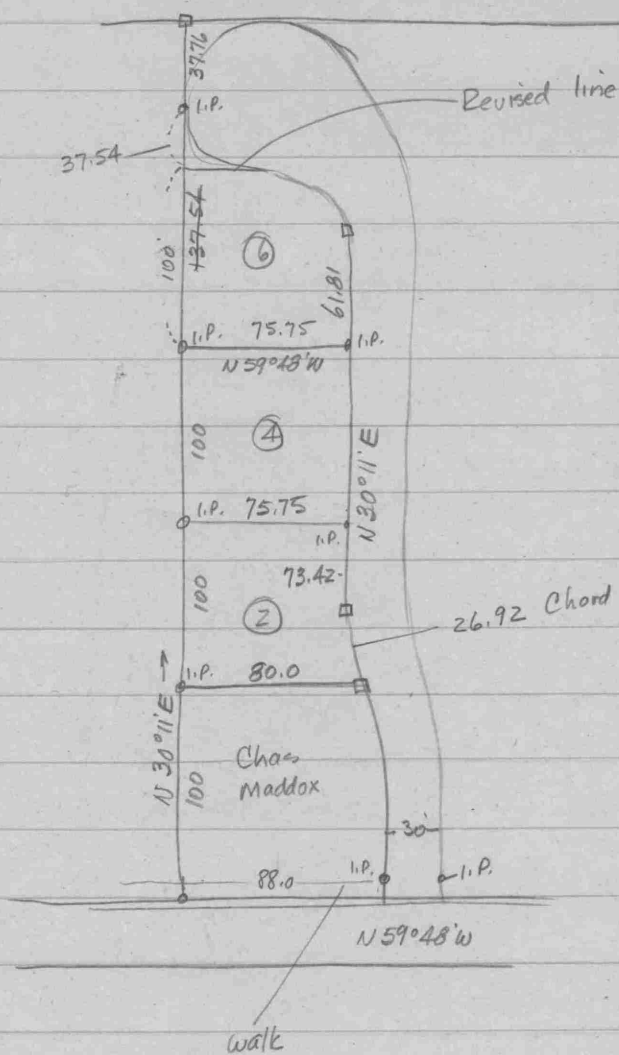
N 28° E - 13.9 ± 229.35

N 62° W - 15.76 ±

S 28° W - 13.8 ± ^{227.70} to begin

CWC 81/40 -

see "Albert H. Jones Subdivision" - Plat Bk CWC 1/34
also see Rev. Lot 6 - CWC 80 - Plat Bk CWC 2/24



Oct 1943

Hawkins ASG Jr. 18/501

Frazier to Hawkins

Begin end 2nd line of land Theodore Pinder to Chas. E.
Frazier, Oct. 22, 1943

w/ 3rd line S 28° W - 111' 27" to end of 3rd line

w/ 4th line N 62° W - 60

N 28° E - 111' 27" to intersect 2nd line

w/ 2nd line S 62° E - 60 to begin

Being part of Pinder to Frazier ASG 9/266

ASG Jr. 9/266 - Pender to Frazier

Begin at pt on line of Francis Thomas at NW
cor. Louise Kenton

w/ Thomas $N28^{\circ}E - 111'27''$ to cor of other land of Pender
 $S62^{\circ}E - 120'$

$S28^{\circ}W - 111'27''$ to pt. on line of Kenton
w/ Kenton $N62^{\circ}W - 120'$ to begin

Being part of Kenton to Pender WHC 3A/364

NBW2/240 Char. E. Frazier to James E. Frazier

Begin at cor of Butler and Louise Kenton

w/ Butler $N28^{\circ}E - 56'7\frac{1}{2}''$ to Louis H Hawkins

w/ Hawkins $S62^{\circ}E - 120'$

" $S28^{\circ}W - 56'7\frac{1}{2}''$ to Kenton

w/ Kenton $N62^{\circ}W - 120'$ to begin

Being Pender to Frazier ASG Jr. 9/266 after conveyance
from Frazier to Hawkins (NBW2/238)

Begin end of end of 1st line Pender to Frazier of by
deed Oct. 22, 1943

w/ 2nd line $S62^{\circ}E - 120'$ to end of 2nd line

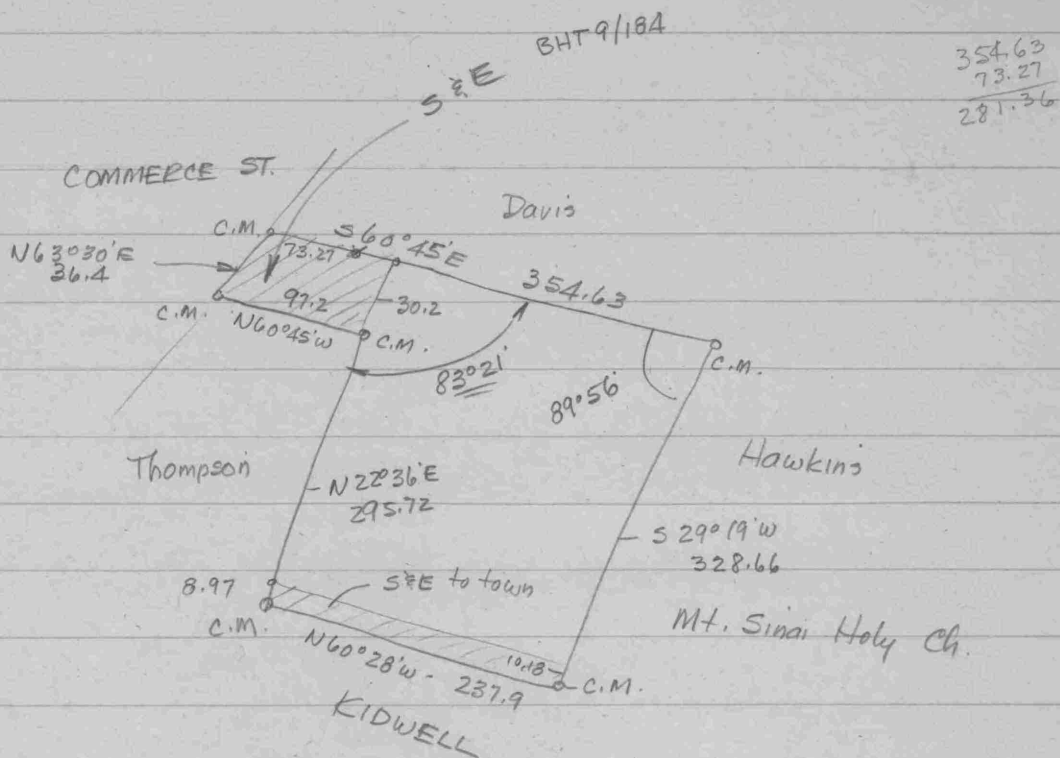
w/ 3rd " $S28^{\circ}W - 56'7\frac{1}{2}''$

w/ new line with Frazier $N62^{\circ}W - 120'$

$N28^{\circ}E - 56'7\frac{1}{2}''$ to begin

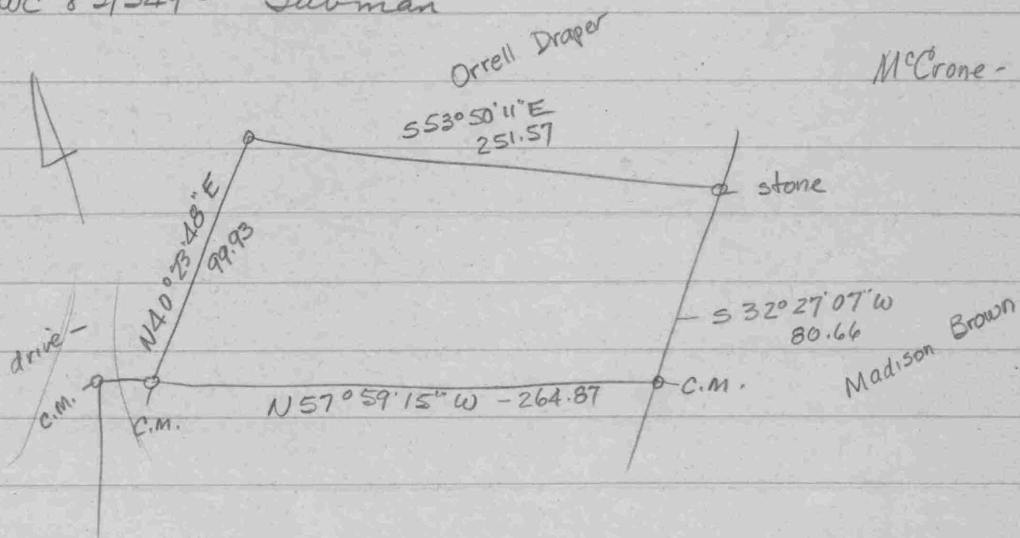
Being part of ASG Jr. 9/266

60
180
26
1080
360
4680



$$\begin{array}{r} 295.72 \\ 30.2 \\ \hline 325.92 \end{array}$$

CWC 83/349 - Tubman



McCrone - Apr. 1974

Wharton - CWC 42/7

Parcel 1

Begin C.M. on E side Commerce at cor Parcel 2
 w/same S60°45'E - 97.2 to C.M.
 w/Callahan S22°36'W - 295.72 " " on N. side Kidwell
 w/rd. N60°28'W - 325.35 to Commerce
 w/rd. N63°30'E - 345.6 to begin
 S&E CWC 41/369

Begin N side Kidwell at SE cor. Thompson &
 SE cor. Butler

w/rd. N59°57'W - 325.35 to Commerce
 " N62°59'50"E - 49.26 to new line
 w/same S53°54'E - 296.56 to Butler
 " S22°23'20"W - 20.57 to begin

Sinagra CUC 83/58

Parcel 2 - formerly Dr. Hampton E. Brown

Begin S side Kidwell

S 28°W - 23.08

S 62°E - 15.76 (260')

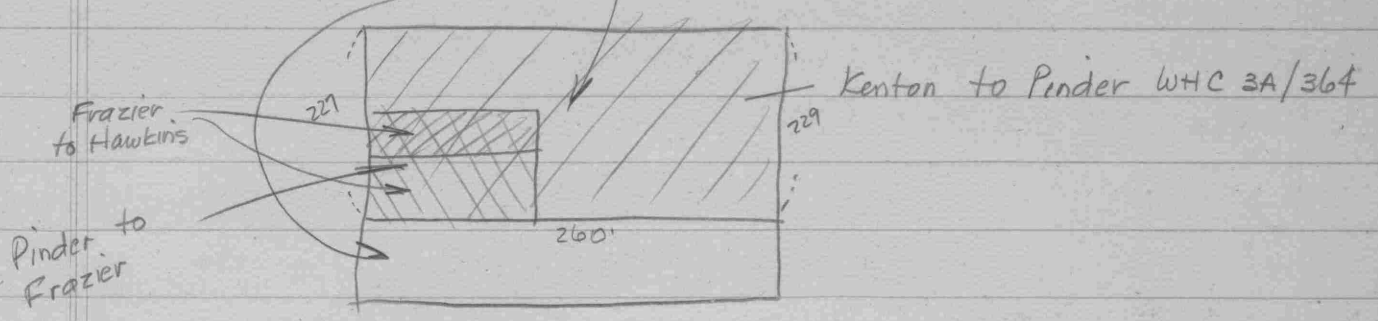
N 28°E - 10.8

N 62°W - 11.56

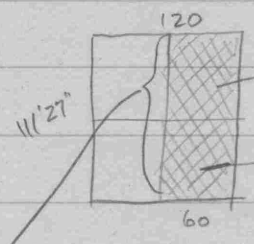
N 28°E - 12.28

N 62°W - 4.20 to begin

Kenton - ASG 2/393



Pinder to Frazier
ASG 9/266



Frazier to Hawkins NBW 2/238
Frazier to James E Frazier NBW 2/240
Frazier to Hawkins TSP6/ 263

Frazier to Hawkins
ASG 18/501

Conveyances from Theodore Pinder
Patton ASG 13/50

WHC 5A/32 Theodore Pinder to Mt Sinai Holy Church
of America, Inc. - 1936

Begin stake on line of H.B.W. Mitchell at pt. $N28^{\circ}E-164'2''\pm$
from outside of curb on Back Kidwell Ave.

NW di. w/ dividing line w/ Pinder $130'6''$ to stake

SW " " " " " " $75'11''$ " " \approx Kenton

w/ Kenton SE di. $130'4''$ to Mitchell

$N28^{\circ}E-74'2''$ to begin

being part of WHC 3A/364

Ruth P. Butler
Harry C. "

Apparently no further conveyance was made to town
for widening of road after McCrone survey of 1960 \pm

Parcel 2 - same as S & E from Wharton
Subject to R/W over Parcel 2 for Thomas
(~~not carried in Callahan deed~~)

Callahan - CWC 82/518 - ^{Rosa Bell Hawkins, wife of Louis H.} from Hawkins

Begin stone at SE cor. herein at cor. church
w/church N59°30'W - 129.3 to tree

S32°30'W - 97 to stone at side of Little Kidwell
w/d. N59°30'W - 14 to stone

N32°30'E - 119 to stone & Trager

N59°30'W - 117.5 to stone & Butler

w/same N30°E - 137 to stone

w/Draper, Brown, & Robinson S59°30'E - 259 to stone in
hedge row

w/same S29°30'W - 154.5 to begin
Survey by Fisher 1946

Together with 10' R/W from S cor. of herein to
Kidwell

Being CWC 5/350 → CWC 5/348 Pinder to Hawkins

see ASG Jr. 15/501 - Pinder to Hawkins - (Fisher survey)

being part of WHC 3A/364

Wolfe - CWC 83/84

Begin on Little Kidwell at cor. C.S. Thomas here

w/same N dir. 90' to church

w dir w/church 65' to I.P.

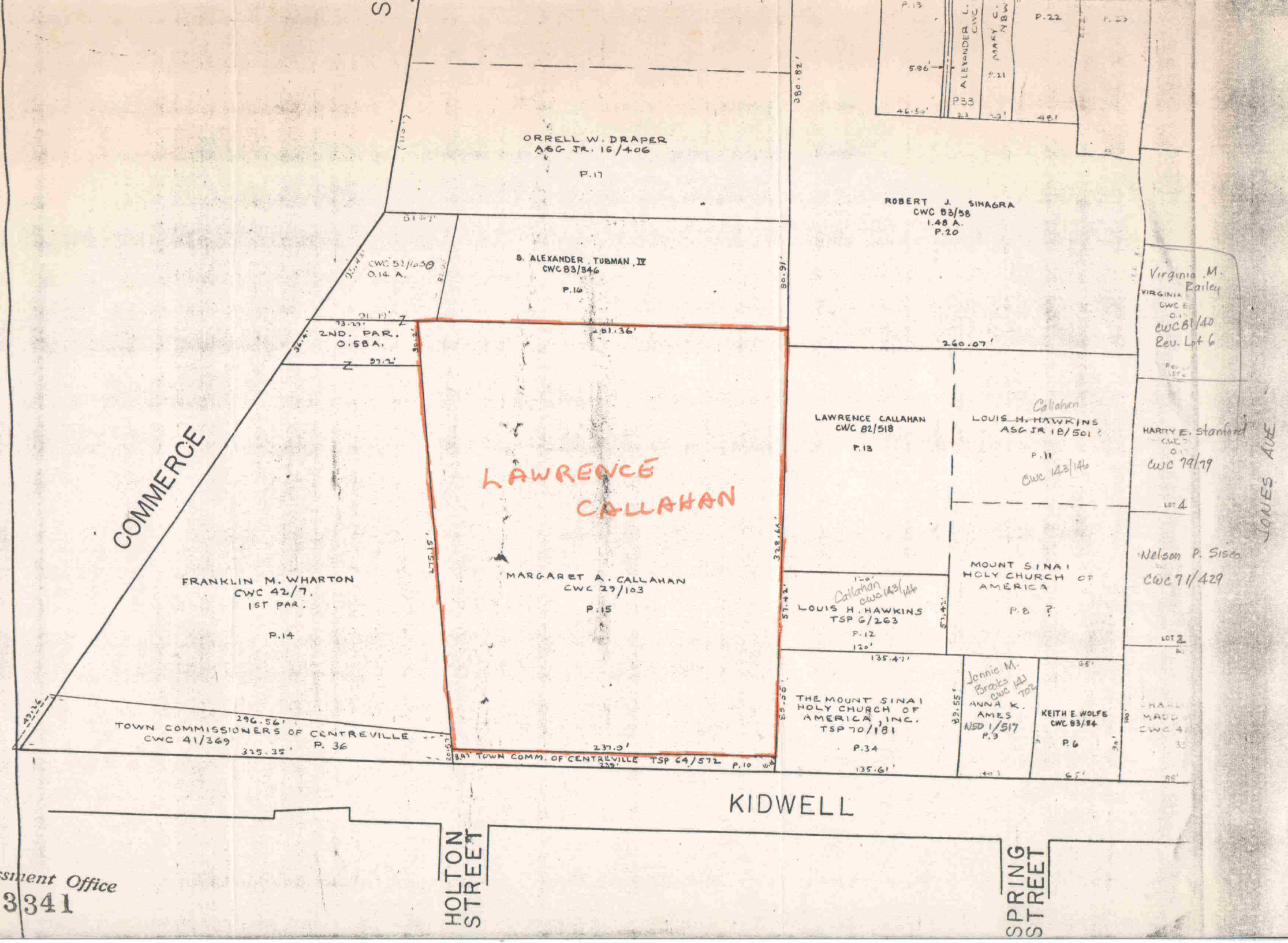
S dir. parallel to Thomas 90' to Kidwell

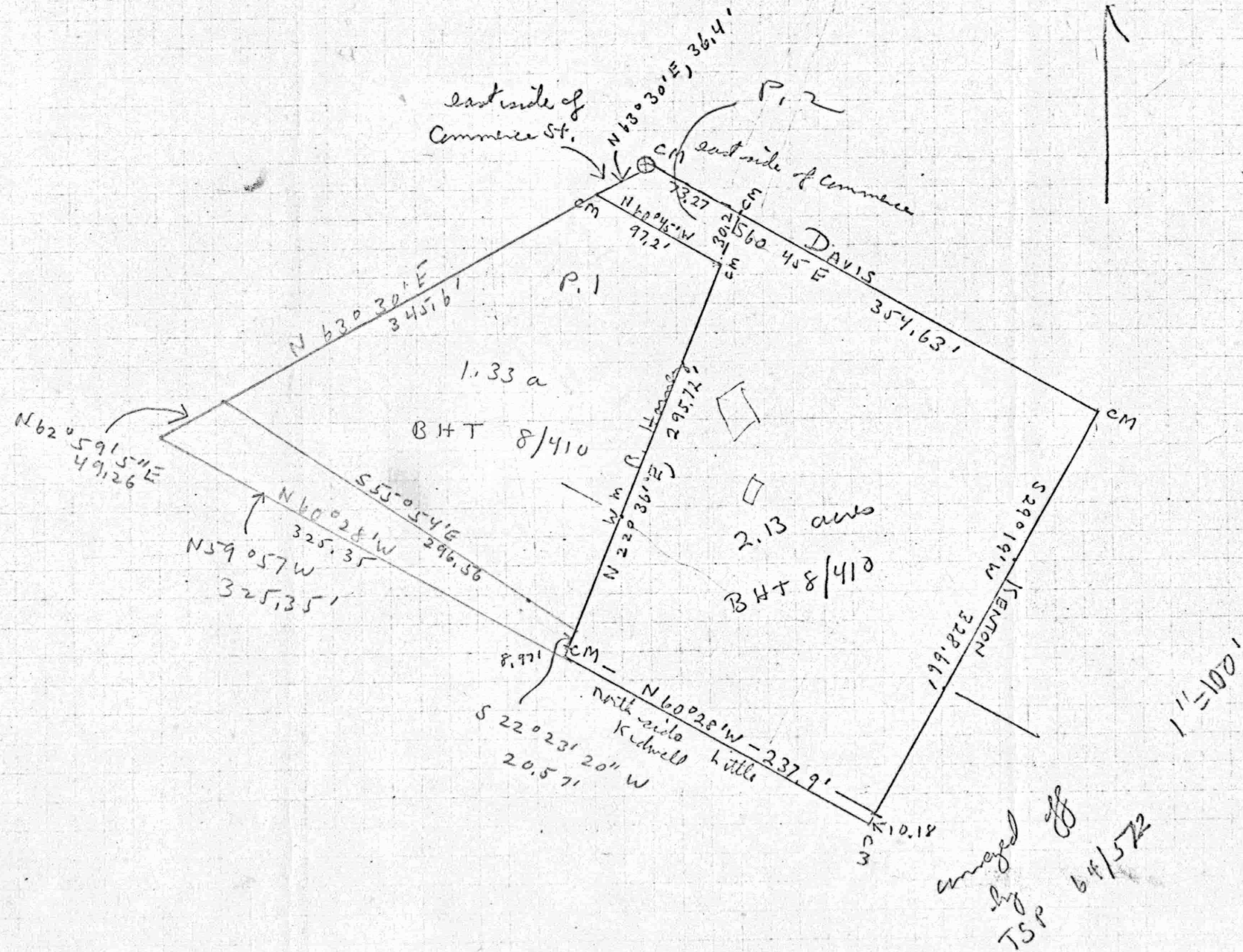
w/same E dir. 65 to begin

Subject to 10' R/W along E boundary - see WHC 3A/364

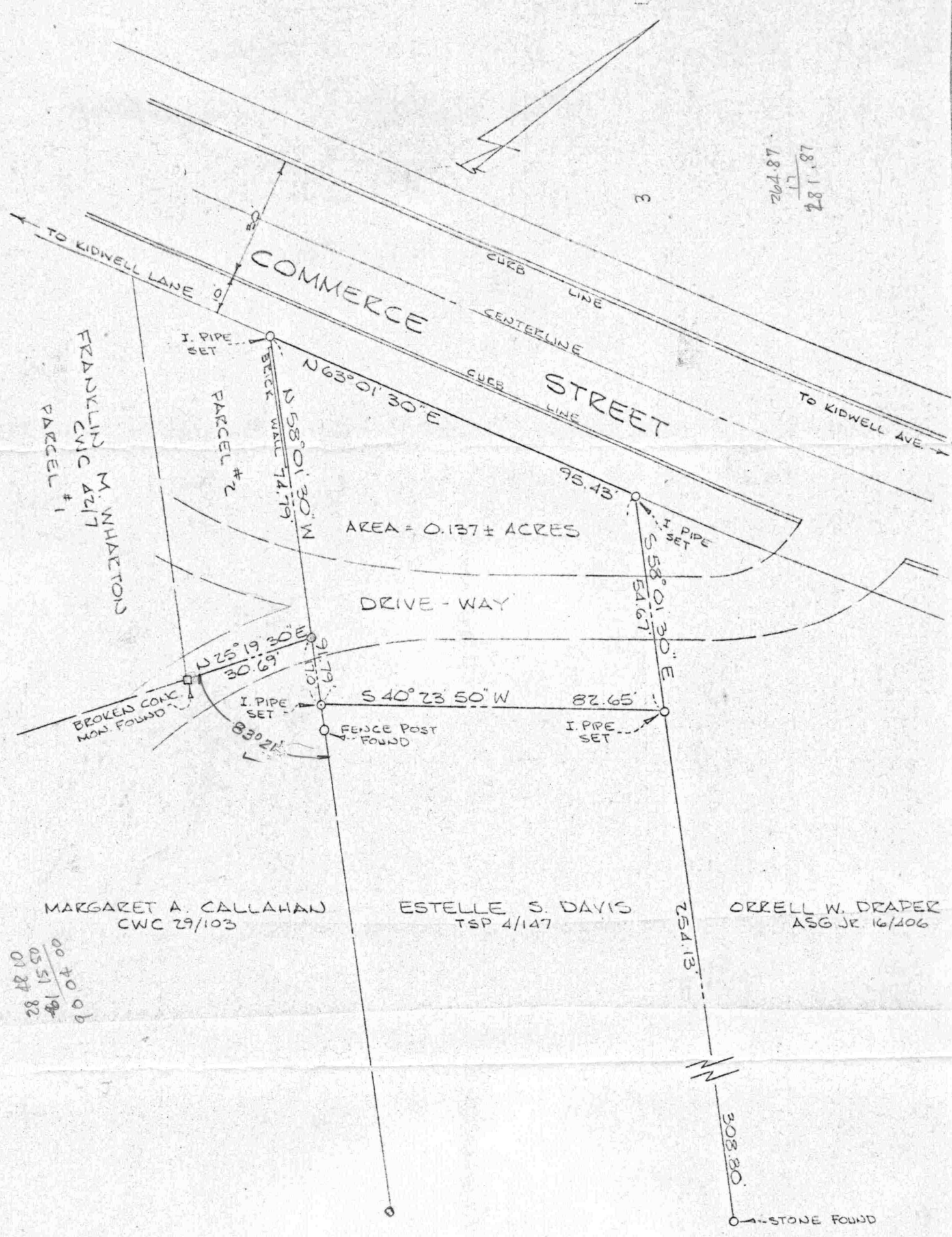
Note - Town acquired R/W for Little Kidwell by plats -
width to be 31' - Check 30' face to face of curb + 6"
curbs. - Back of curb?

Assessment Office
3341





264.87
17
281.87



28 48 10
15 50
461 00 00
461 00 00

BRUNING 40-21 12194

SURVEY OF 0.137 ACRES OF LAND
ESTELLE S. DAVIS LANDS
3RD DIST, QUEEN ANNE COUNTY, MD.
FOR F. M. WHARTON

J. R. McCrone, Jr., Inc.
REGISTERED PROFESSIONAL ENGINEERS
AND SURVEYORS
ANNAPOLIS, MARYLAND
PRINCE FREDERICK UPPER MARLBORO
TRAPPE LEONARDTOWN CHESTERTOWN

DRAWN BY LUFF
SCALE 1"=30'
DATE 9/70
JOB NO. E-5764
FOLDER 322

no 57830

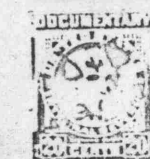
Re 20386 RECEIVED FOR RECORD June 20 1967

THIS DEED, made this 20th day of June, in the year nineteen hundred sixty-seven, by RUTH PURDUM BUTLER, widow, of Queen Anne's County, in the State of Maryland;

WITNESSETH, that for and in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Ruth Purdum Butler does hereby grant and convey unto LAWRENCE CALLAHAN and MARGARET A. CALLAHAN, his wife, of Queen Anne's County, in the State of Maryland, as tenants by the entireties and not as tenants in common, their assigns, and the survivor of them, his or her heirs and assigns, in fee simple, all of the following described real estate, to wit:

ALL that lot or parcel of land, (being a part of the lot or parcel of land known as "Parcel No. 61 Davidson or Tilghman Property" of the late William McKenney real estate), situate, lying and being on the east side of Commerce Street and on the north side of Kidwell Lane, in the Town of Centreville, in the Third Election District of Queen Anne's County, State of Maryland, adjoining the property formerly of T. Harold Davis and now of Estelle B. Davis on the North, the property formerly of Charles H. Kenton and now of Louis Hawkins and Mt. Sinai Holy Church on the East, Kidwell Lane on the South, and the property formerly of William R. Horney and now of Robert H. Thompson on the West, and described, according to a survey thereof made on the 26th day of September, 1928, by Lloyd T. Emory, Civil Engineer, as follows, to wit:

BEGINNING for the same at a point in the center of a concrete monument on the east side of said Commerce Street where this property corners with the said property of Davis, and running thence with the said property of Davis South 60 degrees 45 minutes East, a distance of 354.63 feet to the center of another concrete monument, a corner for this property and the said property of Davis; thence with the said property of Hawkins and Mt. Sinai Holy Church South 29 degrees 19 minutes West, a distance of 328.66 feet to the center of another concrete monument on the north side of said Kidwell Lane; thence with the north side of said Kidwell Lane North 60 degrees 28 minutes West, a distance of 237.9 feet to



another monument, a corner for this property and the said property of Thompson; thence with the said property of Thompson North 22 degrees 36 minutes East, a distance of 295.72 feet to the center of another concrete monument, another corner for this property and the said property of Thompson; thence still with the said property of Thompson North 60 degrees 45 minutes West, a distance of 97.2 feet to the center of another concrete monument on the east side of said Commerce Street; and thence with the said east side of said Commerce Street North 63 degrees 30 minutes East, a distance of 36.4 feet to the said point of beginning, containing 2.13 acres of land, more or less.

SAVING and EXCEPTING therefrom the following parcels of land:

FIRST: ALL that parcel of land which was granted and conveyed to William R. Horney by Francis E. Thomas and Katherine F. Thomas, his wife, by deed dated February 1, 1929, and recorded among the land records of said Queen Anne's County in Liber B.H.T. No. 9, folio 184, and which is described as follows, to wit:

BEGINNING for the same at a point in the center of a concrete monument on the east side of said Commerce Street where this property corners with the property of Estelle S. Davis, and running thence with the said property of Davis South 60 degrees 45 minutes East, a distance of 73.27 feet to a point where another concrete monument is to be placed, a corner for this property and the property of the said Ruth Purdum Butler herein conveyed; thence with the said property of Ruth Purdum Butler herein conveyed, South 22 degrees 36 minutes West, a distance of 30.2 feet to the center of another concrete monument, a corner for this property, the said property of Ruth Purdum Butler herein conveyed, and the said property of Robert H. Thompson; thence with the said property of Thompson North 60 degrees 45 minutes West, a distance of 97.2 feet

to the center of another concrete monument of the east side of said Commerce Street; and thence with the said east side of said Commerce Street North 63 degrees 30 minutes East, a distance of 36.4 feet to the said point of beginning, containing .0587 of an acre of land, more or less.

SECOND: ALL that parcel or strip of land which was granted and conveyed to the Town Commissioners of Centreville by Harry C. Butler and Ruth P. Butler, his wife, by deed dated February 3, 1961, and recorded among said land records in Liber T.S.P. No. 64, folio 572, and which is described as follows, to wit:

BEGINNING for the same at a point on the northerly side of Little Kidwell Avenue. Said point being the southwest corner of the Harry Butler lands of which the herein described is a part, and the southeast corner of the Robert H. Thompson lands. And running, thence, by and with said Thompson lands, North 23 degrees 22 minutes 20 seconds East, 8.97 feet to a point and a new division line between the herein described lands and other lands of Harry Butler; thence, by and with said new division line, South 60 degrees 15 minutes 30 seconds East, 239.12 feet to other lands; thence by and with other lands, South 30 degrees 08 minutes 20 seconds West, 10.18 feet to the northerly side of the aforementioned Little Kidwell Avenue; thence by and with northerly side of said street, North 59 degrees 57 minutes West, 237.90 feet to the place of beginning.

BEING a part of the same land which was granted and conveyed to the said Ruth Purdum Butler and Harry C. Butler, her husband, as tenants by the entireties, by deed dated October 21, 1943, from Francis E. Thomas and Katherine F. Thomas, his wife, and recorded among the land records of said Queen Anne's County in Liber A.S.G. No. 8, folio 408, the said Harry C. Butler having departed this life on September 17, 1966, leaving the said Ruth C.

Butler as the sole surviving tenant.

TOGETHER WITH the buildings and improvements thereupon erected, made or being, and all and every the rights, roads, ways, waters, privileges, appurtenances and advantages to the same belonging or in any way appertaining, and ESPECIALLY TOGETHER WITH the right of way as now and heretofore established over, across and upon the first excepted parcel above and across the said property of Estelle S. Davis from Commerce Street to the property herein granted and conveyed, and in the event said established right of way should, for any cause whatsoever, be abandoned or cease to be used, a right of way over, across and upon any part or all of the first excepted parcel above from said Commerce Street to the property herein granted and conveyed for ingress, egress and regress, and for the use, benefit and advantage of the grantees herein, in common with Robert H. Thompson, his heirs and assigns, to pass and repass in any manner whatsoever, on foot or by any kind of vehicle over the right of way as now established, and in the event said established right of way should be abandoned or cease to be used, over any part or all of the said first excepted parcel above, with the understanding that the cost of the maintenance of that part of the said right of way as now established or to be hereafter established used in common by the grantees herein, and the said Robert H. Thompson, his heirs and assigns, shall be borne equally by the Grantees herein, and the said Robert H. Thompson, his, her or their heirs and assigns; all of which is more fully set forth in the deed dated February 1, 1929, from Francis E. Thomas and wife to William R. Horney and recorded in Liber B.H.T. No. 9, folio 184.

TO HAVE and TO HOLD the said lot and parcel of land and premises unto and to the use of the said Lawrence Callahan and Margaret A. Callahan, his wife, as tenants by the entireties and not as tenants in common, their assigns, and the survivor of them, his or her heirs and assigns, in fee simple, forever.

AND the said Ruth Purdum Butler, widow, does hereby covenant that she has not done nor suffered to be done any act, matter or thing whatsoever to encumber the property hereby granted and conveyed; that she will warrant specially the property hereby granted and conveyed; and that she will execute such further assurances of said land as may be requisite.

WITNESS the Hand and seal of the said Grantor:

TEST:

George W. Zimly Ruth Purdum Butler (SEAL)
Ruth Purdum Butler

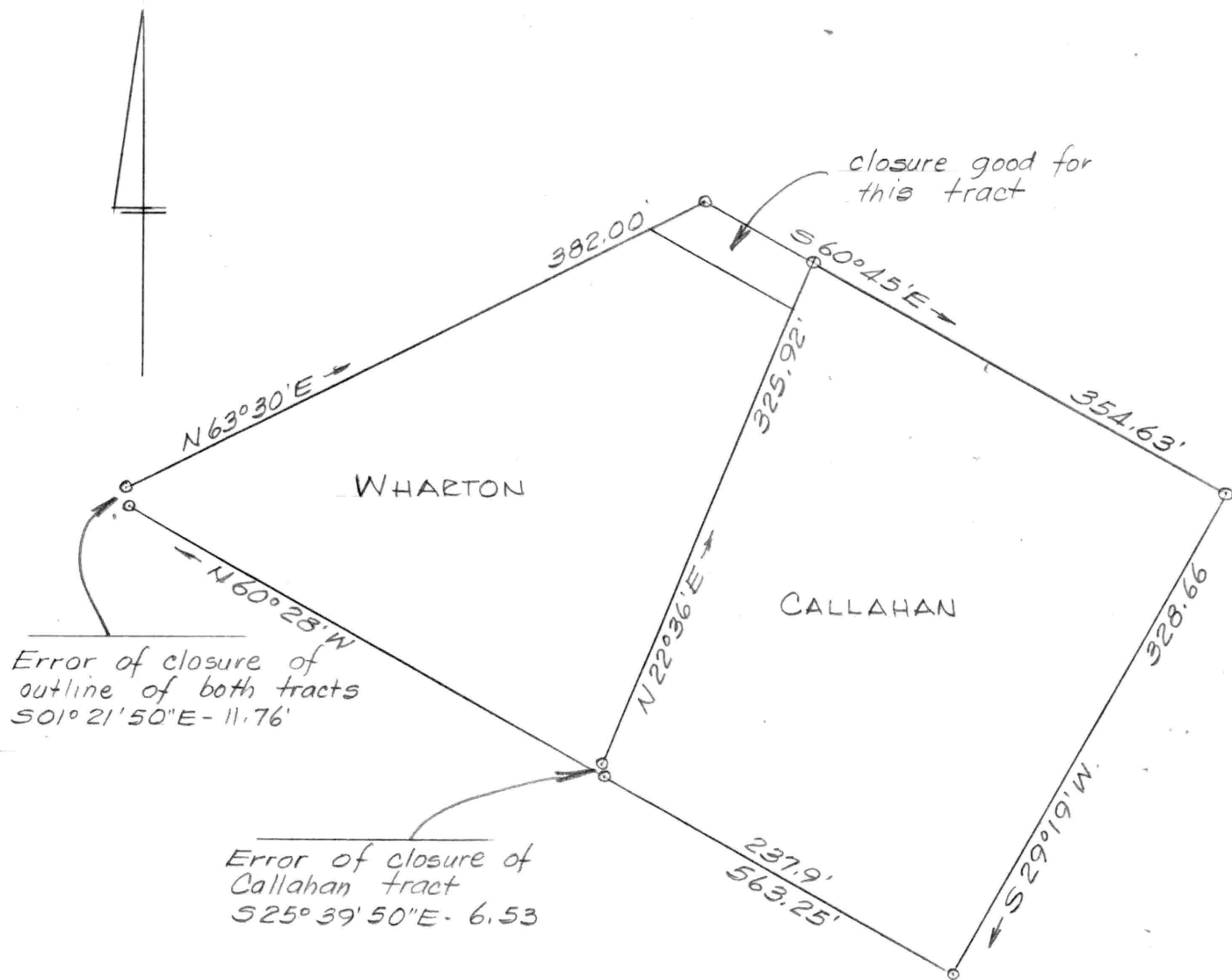
STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

On this the 20th day of June, in the year nineteen hundred sixty-seven, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared Ruth Purdum Butler, widow, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.



George W. Zimly
Notary Public
My Commission Expires July 1, 1967



COMMERCE STREET

Entrance drive

S. ALEXANDER TUBMAN

FRANKLIN M. WHARTON

ROBERT J. SINAGRA

1.866 ACRES ±

CALLAHAN

LOUIS H
HAWKINS

MT. SINAI
CHURCH

MT. SINAI CHURCH

"JONES SUBDIVISION"

AMES

WOLFE

LITTLE
KIDWELL

PLAT OF A SURVEY OF THE
LAWRENCE CALLAHAN LANDS
CENTREVILLE, QUEEN ANNES CO., MD.

Scale 1"=60'

Nov. 1974.

William E. Nuttle, Reg. Surveyor
Chestertown, Md.

C.M. = concrete monument
I.P. = iron pipe

MAG. NORTH
1974

28 48 10
61 15 50
90 04 00

313.42
309.42
4.00

S 20° 45' 54" W
299.52

N 22° 05' 10" E

6.90'
C.M.
I.P.

N 60° 30' 30" W
back of curb

245.38'

S 28° 48' 10" W
309.42'

I.P.

C.M.

25.68

313.42'

281.87'

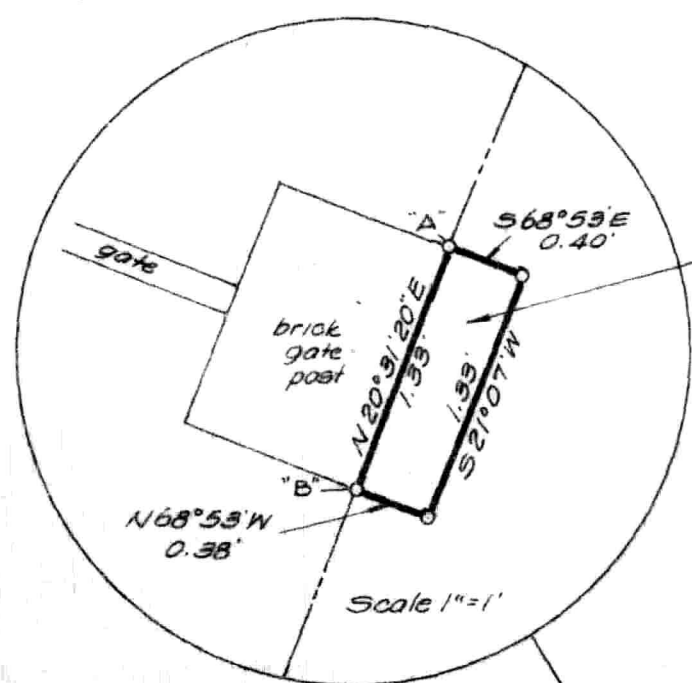
S 61° 15' 30" E

83° 21'

312.28'

C.M.

MAG. NORTH
1974



FRANKLIN M. WHARTON

Scale 1"=30'

LITTLE KIDWELL

Area to be conveyed from Callahan to Wharton - 0.5 sq. ft. ±

LAWRENCE CALLAHAN

EASEMENT OVER THE WHARTON LANDS
714 sq. ft. ±

EASEMENT OVER THE CALLAHAN LANDS
326 sq. ft. ±

Scale 1"=10'

PLAT OF THE LINE OF AGREEMENT BETWEEN THE
WHARTON AND CALLAHAN LANDS

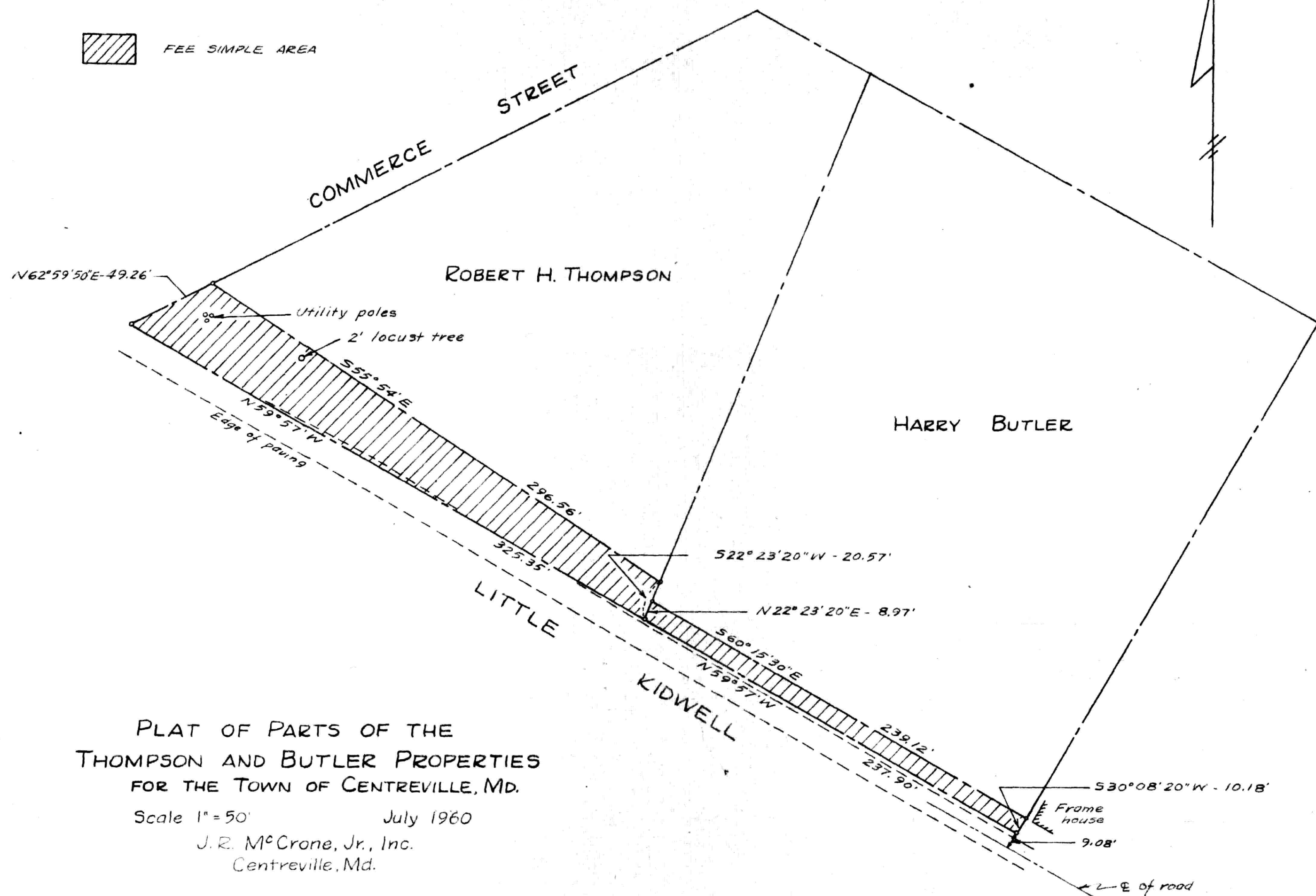
CENTREVILLE, QUEEN ANNES CO., MD.

Scale as shown Nov. 1975.
William R. Nuttle, Reg. Surveyor
Chestertown, Md.

I.P. = iron pipe
C.M. = concrete monument



FEE SIMPLE AREA



PLAT OF PARTS OF THE
THOMPSON AND BUTLER PROPERTIES
FOR THE TOWN OF CENTREVILLE, MD.

Scale 1" = 50'

July 1960

J. R. McCrone, Jr., Inc.
Centreville, Md.